

Town Of Milford

ASSESSING DEPARTMENT

~ 2004 REPORT ~

The final values were given to the Department of Revenue Administration in early September and the Selectmen accepted the appraisal of our community. A tax rate was set on October 7th and the final tax bills went out on October 29, 2004.

The Selectmen have certified the new assessment and sales information for the 2004 Equalization Municipal Sheets Certificate mandated by the Department of Revenue Administration. A true measure of the assessments has not been determined by the DRA and will not be known prior to the printing of this report.

Cole-Layer-Trumble (CLT) conducted a full revaluation on behalf of the Town in tax year 2000. However, the Board of Tax and Land Appeals found that CLT had failed to address the BTLA's concerns regarding the reassessment, and concluded that CLT failed to perform a satisfactory reassessment.

The BTLA issued an Order on May 16, 2003. In this Order, the Board ordered the Town to proceed with a four-year reassessment plan to be completed for tax year 2006. The Town was ordered by the BTLA to raise and appropriate funds to acquire a new CAMA system and enter into a contract with another appraisal company to assist the Town with the 2006 reassessment. The Town appropriated \$217,000 and contracted Vision Appraisal Company. The new CAMA system is Vision 6 and will replace the existing CAMA system in 2006.

The current status of the revaluation is that data collection is 70% completed and data in-pur into the new CAMA system is 35% completed. The total parcel count inspected as of today is 3,627 parcels. The Town of Milford as of 4/1/2004 had a total parcel count of 5,252. We are ahead of schedule regarding the data collection and data entry for the order revaluation.

Gregory A. Heyn, Assessor

The following statistics were the basis of the 2004 property taxes:

Total Property Taxes Assessed	\$ 25,674,838
Less: War Service Credits	\$ (65,050)
Total Property Tax Commitment	\$ 25,609,788

Net Town Valuation with Utilities (for local rate calculation)	\$794,609,350
Net Town Valuation without Utilities (for state education tax calculation)	\$780,614,150

Tax Assessed	Net Valuation	Rate
\$ 3,491,168 ÷	\$ 780,614,150 =	\$ 4.47 per thousand, state education tax
\$ 22,183,670 ÷	\$ 794,609,350 =	\$ 27.92 per thousand, local property taxes
\$ 24,463,911		\$ 32.39